

Bandeath Industrial Estate, Throsk Consultation

Frequently Asked Questions

This document will be updated following the consultation event with any questions asked at the event not included below. It supplements the information, which is contained on the display boards, which are also available on the website.

The Proposals

1. What are the proposals?

Ian Macleod Distillers will be applying for detailed planning permission for the erection of whisky maturation warehousing, an associated blend centre, tank farm, offices, complimentary landscaping, access, parking, drainage, and facilitating works. The final design may change following discussions with the planning authority and following feedback from this consultation exercise. This information is available on our dedicated consultation website which is available at <https://ianmacleodbandeath.com/>

Alongside the detail planning permission, a Hazardous Substance Consent will also be required due to the flammable materials (spirit) which will be stored on the site.

2. How big is the site?

The site is 8.2 hectares or approximately 20 acres.

3. Who are Ian Macleod Distillers?

We are privileged enough to remain one of the most widely respected Scottish independent family firms in the spirits industry, with four generations of expertise, distilling, blending and bottling to our name. Our brands include Edinburgh Gin, Rosebank, Smokehead, Tamdhu and Glengoyne to name a few. For more information, please visit our website at www.ianmacleod.com

4. Why have you chosen to locate the Maturation Warehouse at Bandeath Industrial Estate, Throsk?

Ian Macleod Distillers have chosen Bandeath Industrial Estate as the base for their Maturation Warehouse as a result of the transport linkages between Bandeath and the other components of the IMD estate. The warehouses will hold casks from all of Ian Macleod's distilleries, which are Rosebank in Falkirk, Glengoyne distillery in Stirlingshire and Tamdhu distillery in Knockando on Speyside. The matured whisky will then be transferred by road tanker to IMD's bottling facility in Broxburn.

5. What type of planning application will be submitted?

A detailed planning application is proposed to be lodged in the new year which will include the full detail of Ian Macleod Distillers proposals including the design and size of the buildings, its appearance, the site layout, car parking and pedestrian and vehicular accesses.

Please note: Once the formal planning application is submitted, there will be an opportunity to make formal comments to the Council on the planning application. Whether you are in support or against the proposals, it is vital that you provide your comments to the Council when the application is submitted.

Due to the materials which will be stored on site, comprising spirit and a small amount a diesel, a Hazardous Substance Consent (HSC) application will also be required. This will be submitted as soon as the design is completed, and quantities of storage established. HSC will only be granted if the site design demonstrates that we have taken all measures necessary to prevent the occurrence of a major accident and to minimise any harmful effects to all persons and to the environment.

6. What are the timescales for the proposals?

Ian Macleod Distillers are hopeful to target a planning application submission in early 2023 and if planning permission is granted, we anticipate work on site to begin in Spring 2024 with the site to be fully operational in the Autumn of 2025.

7. What are the views of the Planning Authority?

The formal views of Stirling Council will only become clear once the planning application is submitted, which we anticipate will be in early 2023. In the meantime, we have engaged in pre-application discussions with Stirling Council and local stakeholders regarding the proposals to by Ian Macleod Distillers.

The site and the proposals

8. How will the site operate?

The site will operate on a day shift (Mon-Fri, with potential for some Saturday working). The main activities on site will be the receipting and dispatching of mature and new make spirit in cask and tanker to/from the site and the blending of spirits. New make spirit will be transferred into a vat and then reduced to cask strength and then stored in nine 2,000m² floor area warehouses for maturation. We intend to have four racked and 5 palletised sprinklered maturation warehouses. In addition, we intend to build a bonded sprinklered tank farm housing 27 spirit vats. The Bandeath site will be a bonded warehouse facility and will come under the close scrutiny of HM Revenue & Customs and therefore tight security and controls will be in place.

9. How safe are the proposals?

At Ian Macleod Distillers, the safety of our people and their families is our most important objective. If we make great whisky and spirits, delight our customers, but people are injured along the way, then we have not been successful. We have an aspiration that the only truly acceptable number of injuries is zero. We want to keep our employees safe – not only because it's the right thing to do, but we genuinely wish to see every employee go home to their loved ones at the end of the day in the same state that they arrived at work. To this end, Bandeath has been designed with safety at the core and is committed to take all measures necessary to

prevent the occurrence of a major accident and to minimise any harmful effects to all persons and to the environment, which may arise from operations at Bandeath (see Appendix 1: IMDs Major Accident Prevention Policy Statement (Policy-IMD4)).

10. How sustainable are the proposals?

IMD are part of the Scotch Whisky Association and as a collective body we share our best practices between members. As an association we want to lead the way by achieving Net Zero emissions in our own operations by 2040, ten years before the UK target.

The Bandeath site will run on electricity with only a small amount of diesel for the sprinkler emergency stand-by pumps which we hope we will never need to use.

Simple design concepts have been designed in to reduce the level of fossil fuels and reduce energy such as:

- using electrical forklift trucks
- looking at solar energy
- having security lighting only triggered for an activation during darkness
- Zero waste to landfill policy

11. I thought Maturation Warehouses such as this proposed produced blackening on trees?

Bandeath will primarily be a blending site with only 3 whisky maturation warehouse buildings. This site was carefully chosen beside the tidal reaches of the River Forth due to the abundant fresh air and are some distance from existing homes. The new warehouses will be well ventilated (5 air changes per hour) to ensure that high concentrations of ethanol do not build up and are slowly released into the atmosphere. Good ventilation and dispersion of the "Angels Share" (which can be up to 2% per annum), inhibits any buildup of any ethanol in the surrounding atmosphere.

The presence of this organic matter build up is not confined to Scotch Whisky production sites. Naturally-occurring microflora, that can cause varying degrees of discoloration on housing and other structures, have been identified at locations across the UK and as an industry we are still trying to fully understand the phenomenon. There is no evidence to suggest that this microflora, which has lived in the environment for eons, causes any health problems in humans or animals. Due to ongoing legal cases in Scotland, it would be inappropriate to comment further at this time.

12. How much noise will the proposals generate when operational?

The operation of the site will generally only be between 8:00 and 17:30 Monday to Friday with some potential for Saturday working. External noise emissions will only be generated from vehicular movements, pumps and air purge (within any pipework/vats) during these operating hours. These noise emissions will be minor and it is not considered that this will impact the surrounding area.

Some noise will be generated within the buildings internally, however this will be within the building envelope and will produce minimal noise emissions. From the tank farm and warehousing complex, noise emitted will be below the 85dB threshold for hearing protection for employees. From the blend centre there will be cask bunging up activity, it is thought that this would require PPE for employees. It is also important to note that there is no cask coeprage on site.

Planning Policy Matters

13. Are the proposals supported by planning policy?

Within the Stirling Local Development Plan, the application site is allocated for employment uses. This includes the development of storage and distribution facilities such as that proposed by Ian Macleod Distillers. There are a number of other policies we will require to comply with covering a wide range of topics, including: design and layout; environmental considerations; and, transport. These issues will be explored further within the supporting material for the planning application as identified below.

14. What supporting information will be included with the planning application?

At this stage, we anticipated that the application will be supported by a significant amount of supporting information, comprising:

- Application plans, comprising:
 - Site layout;
 - Building elevation, floorplans and roof plans; and
 - Drainage and levels information.
- Landscaping Plans.
- Landscaping Maintenance Plans.
- Design and Access Statement.
- Supporting Planning Statement.
- Report of Consultation.
- Ecology & Habitat Survey.
- Flood Risk Assessment.
- Unexploded Ordinance Report.
- Remediation Strategy.
- Transport Statement.

The supporting statements required will be scoped (where necessary) and agreed with the Council in advance of the planning application submission.

Employment and investment

15. How many jobs will be created?

These proposals will create up to 20 direct jobs as well as up to 16 further jobs in the wider industry arising indirectly from the proposals.

During construction the proposals will create 492 job years, which is the equivalent of 49 permanent jobs.

16. Will there be opportunities for apprenticeships?

The provision of apprenticeships will form part of tender selection process when we look to construct this project.

Apprenticeship opportunities will also be offered in the completed development.

17. What is the level of investment (£m)?

The proposals collectively represent a £40 million investment into the area by Ian Macleod Distillers. This significant investment represents Ian Macleod Distillers commitment to Throsk and to the wider Scottish Economy.

This level of investment will contribute c. £4.8m Gross Value Added (GVA) to the economy each year during its operation, with a total GVA of £28.0m generated during construction.

18. Would local suppliers be used during construction?

It would be the intention for local suppliers to be involved in the supply chain for construction and once the facility is built.

Environmental Matters

19. Will there be any impact on ecology, wildlife or trees?

To support the application an initial ecology survey has been undertaken. By way of a summary, it confirms that the site itself consists mostly marshy grassland, with swamp towards the eastern boundary. The site has the potential to support foraging and commuting badger with only the area of woodland to the east boundary providing limited opportunity for sett creation. The site also has potential for ground and tree nesting birds throughout the active bird season. It would appear all vegetation was removed from the site during 2017 therefore it is unlikely the site provides opportunities for over wintering bird species. There is potential for a small building to the north to support bats within the active and hibernation seasons. Buildings adjacent to the west boundary of the site have been identified as having low potential for supporting roosting bats within the active season. Given the above, winter Hibernation surveys will also be undertaken and a report outlining the findings will be included within a planning application.

In regards trees, an Arboriculturist has undertaken a Tree Survey. This hasn't identified any significant trees on the site itself, although it has noted a number within close proximity. During construction, the development will respect these trees to ensure there is no adverse impact upon them.

20. Does the site flood given the proximity to the River Forth?

We have already completed a flood risk assessment which will support the planning application. This identifies that the majority of the site, even once a considerable climate change allowance has been included, will not flood, nor will the development cause an increase in flooding elsewhere.

As part of the proposals, we will be required to provide a Sustainable Urban Drainage System (SUDS). In order to maximise the possibilities of infiltration on site and enhancement of biodiversity, the surface water systems will be divided into roof drainage and roads drainage. Roof drainage is considered low risk in terms of pollution, and it is proposed to be treated and attenuated in proposed infiltration drains or basins. From here, surface water will infiltrate into the ground.

Road drainage is considered medium risk, as any spillage in a warehouse or on the roads would end up in the drainage system. Hence, this drainage system cannot infiltrate into the ground. This surface water system will drain towards swales and eventually be attenuated in the SUDS

basins, where it will be discharged to the River Forth in a controlled manner. Should a spillage occur, a shut-off valve will be installed downstream of the SUDS basin, containing all polluted water in the pond for safe removal.

21. Is the ground suitable for building?

A site investigation has been undertaken which identifies that the site is suitable for the development of the proposals, however a further assessment on the most appropriate type of foundations is required before the development can take place.

Transport

22. How much traffic will the development produce?

The proposed development is expected to generate up to 32 HGV movements (a movement being an arrival or a departure), four LGV movements and 52 car movements; a total of 88 movements over a typical weekday.

23. How will this affect throughout the Industrial Estate and onto the A905?

The application will be supported by a Transport Statement, which is currently being scoped with Stirling Council. This will need to demonstrate that the proposals can be accommodated within the existing road network.

Our initial findings are based on data from the Department for Transport, which shows that the A905 between Throsk and Fallin carried an average of around 7,775 vehicles a day in 2019. The traffic to and from the proposed development would likely split along the A905 to the west and east of the industrial estate and hence the increase in traffic on any part of the A905 arising from the proposed development is likely to be less than 1%. It is considered that this can be comfortably accommodated by the existing road network without any mitigation being required.



Major Accident Prevention Policy Statement

A major accident is defined as "an occurrence such as a major emission, fire, or explosion resulting from uncontrolled developments in the course of the operation of any establishment to which The Control of Major Accident Hazards Regulations 2015 apply, and leading to serious danger to human health or the environment (whether immediate or delayed) inside or outside the establishment, and involving one or more dangerous substances".

Ian Macleod Distillers Ltd is one of the most widely respected independent family companies within the spirits industry and is committed to continuously improving the control of major accident hazards. This objective will be achieved by the application of our Safety Management System which includes the definition of appropriate roles and responsibilities for the management of major accident hazards.

The management of Ian Macleod Distillers Ltd is committed to complying with the Control of Major Accidents Hazards Regulations 2015 and for implementing the requirements of the Major Accident Prevention Policy (Policy-IMD3) by adherence to the following procedures:

- The provision of a safe place and system of work for all employees and contractors whilst recognising our duty of care to the environment and to members of the public
- Selecting and recruiting competent personnel and carrying out formal assessment of the competence, training and development needs of personnel in positions which are safety critical and monitoring the performance of both staff and contract personnel
- The performance of all people who have a role to play in the control of major accident hazards will be measured and they will be held accountable
- The use of a systematic approach to the identification of all major accidents hazards which may arise during both normal and abnormal operations, together with an analysis of the likelihood and potential severity of each and by the adoption of suitable prevention and mitigation measures for each identified major accident hazard
- Monitoring and controlling the risks associated with the organisational control and any organisational change and addressing the human factors that might be associated with any changes
- Operating a system for the reporting and investigation of major accidents and near misses
- Operating an efficient maintenance and inspection programme designed to preserve plant integrity. Ensuring that modifications and operational changes are subject to a management of change procedure and the risks assessment at each stage from concept onwards
- Maintaining, testing and developing emergency response procedures which clearly define roles and responsibilities in the emergencies (i.e. fire, explosion and accidental release)
- Setting objectives and targets for health, safety and environmental performance, monitoring performance in achieving these objectives
- Implementing a programme of internal audit to assess the effectiveness of the implementation of the management systems supported by a periodic management review of audit findings and these policies
- This policy will be communicated to all employees and displayed in a readily prominent position at Tamhdu Distillery
- This policy will be regularly reviewed and amended should there be any significant change in the content, meaning or application

A handwritten signature in black ink that reads 'Leonard Russell'.

Leonard Russell
Managing Director
02 February 2022